

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 900 RIO GRANDE STREET FROM GENERAL  
3 OFFICE-HISTORIC LANDMARK (GO-H) COMBINING DISTRICT TO  
4 NEIGHBORHOOD COMMERCIAL-MIXED USE-HISTORIC LANDMARK-  
5 CONDITIONAL OVERLAY (LR-MU-H-CO) COMBINING DISTRICT.  
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
8

9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from general office-historic landmark (GO-H) combining district  
11 to neighborhood commercial-mixed use-historic landmark-conditional overlay (LR-MU-H-  
12 CO) combining district on the property described in Zoning Case No. C14-2009-0066, on  
13 file at the Planning and Development Review Department, as follows:  
14

15 A 0.1535 acre tract of land, more or less, out of Lot A, Paul R. Hamilton Addition,  
16 a subdivision in the City of Austin, Travis County, the tract of land being more  
17 particularly described by metes and bounds in Exhibit "A" incorporated into this  
18 ordinance (the "Property"),  
19

20 locally known as 900 Rio Grande Street, in the City of Austin, Travis County, Texas, and  
21 generally identified in the map attached as Exhibit "B".  
22

23 PART 2. The Property within the boundaries of the conditional overlay combining district  
24 established by this ordinance is subject to the following condition:  
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26 A service station use is a prohibited use of the Property.  
27

28 Except as specifically restricted under this ordinance, the Property may be developed and  
29 used in accordance with the regulations established for the neighborhood commercial (LR)  
30 base district, the mixed use combining district, and other applicable requirements of the  
31 City Code.  
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33  
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**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2009.

**PASSED AND APPROVED**

\_\_\_\_\_, 2009

Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith Shirley A. Gentry  
City Attorney City Clerk

Exhibit "A"

Zoning Tract  
900 Rio Grande Street

Being all that certain 0.1535 Acre tract or parcel of land out of and part of Lot A, PAUL R. HAMILTON ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 67, Page 5, Travis County Plat Records, said Lot A having been conveyed to Eidschun Partners, LP by Deed recorded in Document No.2004140055 Travis County Official Public Records ( TCOPR), and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe found marking the most Easterly Northeast corner of said Lot A, same being located in the Westerly right-of-way line of Rio Grande Street ( 80 feet in width), same being the Southeast corner of that certain tract conveyed to Ritz recorded in Document No.2005091091 TCOPR ;

THENCE, South 19 04 50" West, with the said Westerly right-of-way line of Rio Grande Street, a distance of 48.92 feet to an iron rod found marking a point of curvature ;

THENCE, in a Southwesterly direction, along the arc of a curve to the right, said curve having a radius of 15.00 feet, a chord bearing and distance of South 64 08' West- 21.26 feet to an iron rod found for point of tangency, same being located in the Northerly right-of-way line of West 9<sup>th</sup> Street ( 80 feet in width) ;

THENCE, North 70 48'10" West, with the said Northerly right-of-way line of West 9<sup>th</sup> Street, a distance of 89.54 feet to a point for the Southwest corner hereof ;

THENCE, North 17 41' East, a distance of 63.91 feet to a fence post found marking the Northwest corner hereof, same being located in the Easterly North line of said Lot A ;

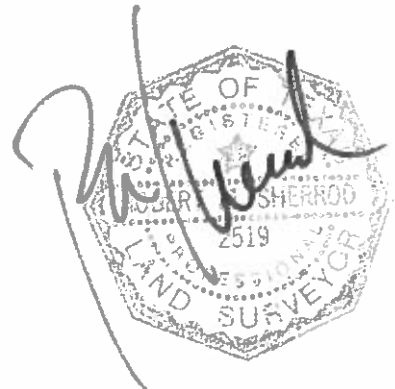
THENCE, South 70 50'50" East, with the said Easterly North line of said Lot A, a distance of 106.16 feet to THE POINT OF BEGINNING, and containing 0.1535 acres of land

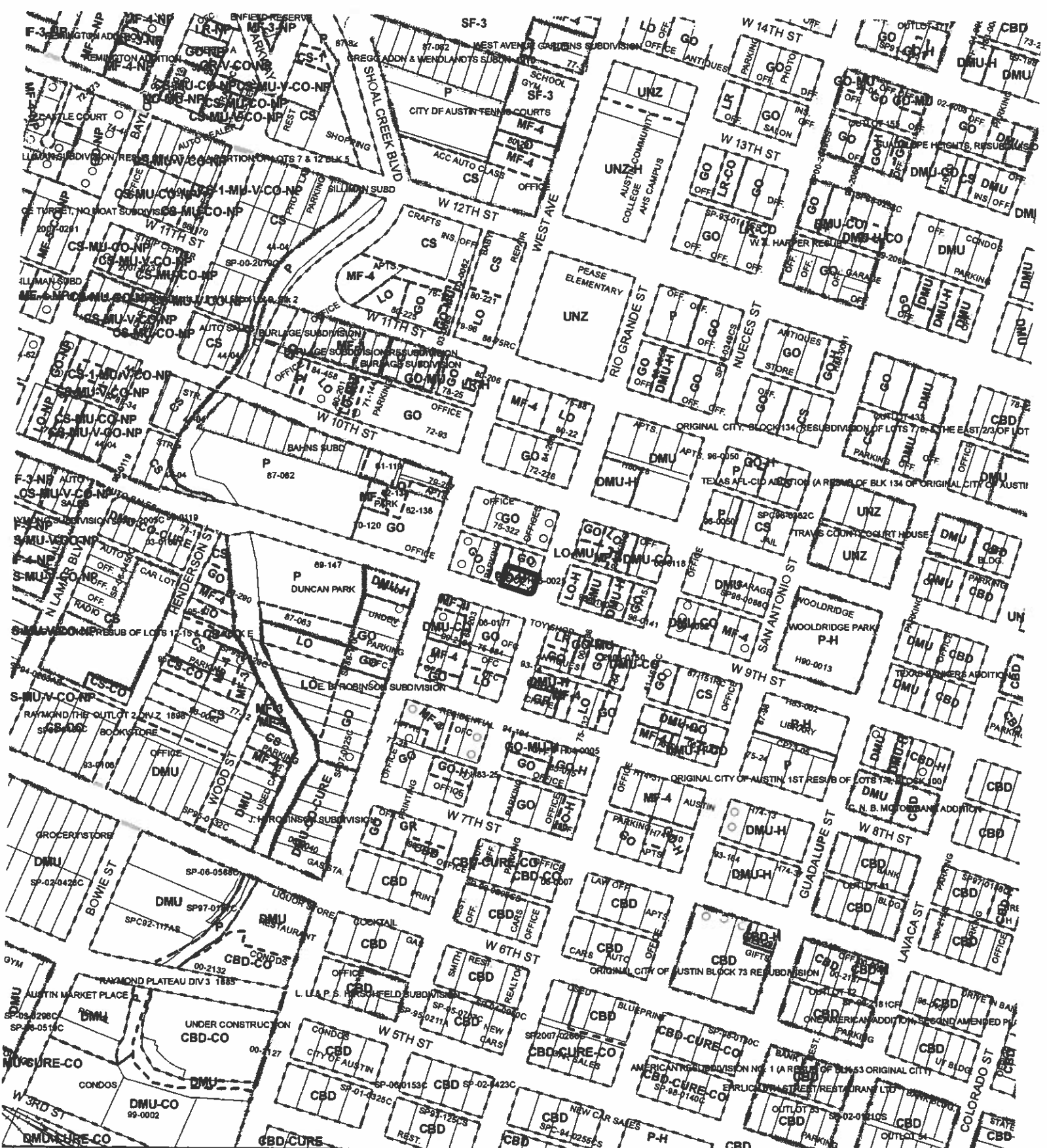
BASIS OF BEARINGS Vol.67, Pg.5, TCPR

Compiled By :

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Austin, Texas 78759

August 17, 2009  
GEO Job No.0410950





**N**

**1" = 400'**

**ZONING EXHIBIT B**

<p> <b>SUBJECT TRACT</b></p> <p> <b>ZONING BOUNDARY</b></p> <p> <b>PENDING CASE</b></p>	<p><b>OPERATOR: S. MEEKS</b></p>
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<b>ZONING CASE#:</b>	<b>C14-2009-0066</b>
<b>ADDRESS:</b>	<b>900 RIO GRANDE ST</b>
<b>SUBJECT AREA:</b>	<b>0.1535 ACRES</b>
<b>GRID:</b>	<b>J22</b>
<b>MANAGER:</b>	<b>C. PATTERSON</b>

**CITY OF AUSTIN**  
FOUNDED 1839

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.